



South Woodlands, Brighton, BN1

**£825,000 - £850,000**

**ASTON  
VAUGHAN**  
EXQUISITE

## INTRODUCING

# South Woodlands, BN1

4 Bedrooms | 2 Bathroom | 2 Reception Rooms 1774 Sq Ft | Close to South Downs and Patcham Village

Surrounded by greenery with the South Downs National Park on its doorstep, this substantial four-bedroom, two-bathroom detached house has been renovated both inside and out to create a generous and comfortable family home, ready for the modern lifestyle. Like its neighbours, the exterior is Mid-Century in style with contemporary features and ample glazing to fill it with natural light from east to west. The rooms are well-proportioned and versatile to suit all family combinations, and while it is a hugely attractive property as it stands, it offers plenty of scope for further renovation and conversion due to its large, integrated double garage. In addition, there is a secure and generous garden wrapping around its south and easterly elevations with mature trees on its borders and several areas for dining alfresco and entertaining in style, while to the front is parking for several cars on the drive.

The houses of South Woodlands were built during the 1960s, so they have the clean linear form of the era with large picture windows and neat driveways setting them back from the close behind immaculate lawns. Attractive on approach, this house has gleaming white cladding and space for two large vehicles on the neat brick driveway with room for two more in the double garage, although this integrated space is also flexible to be used as a gym, workspace or storage room.

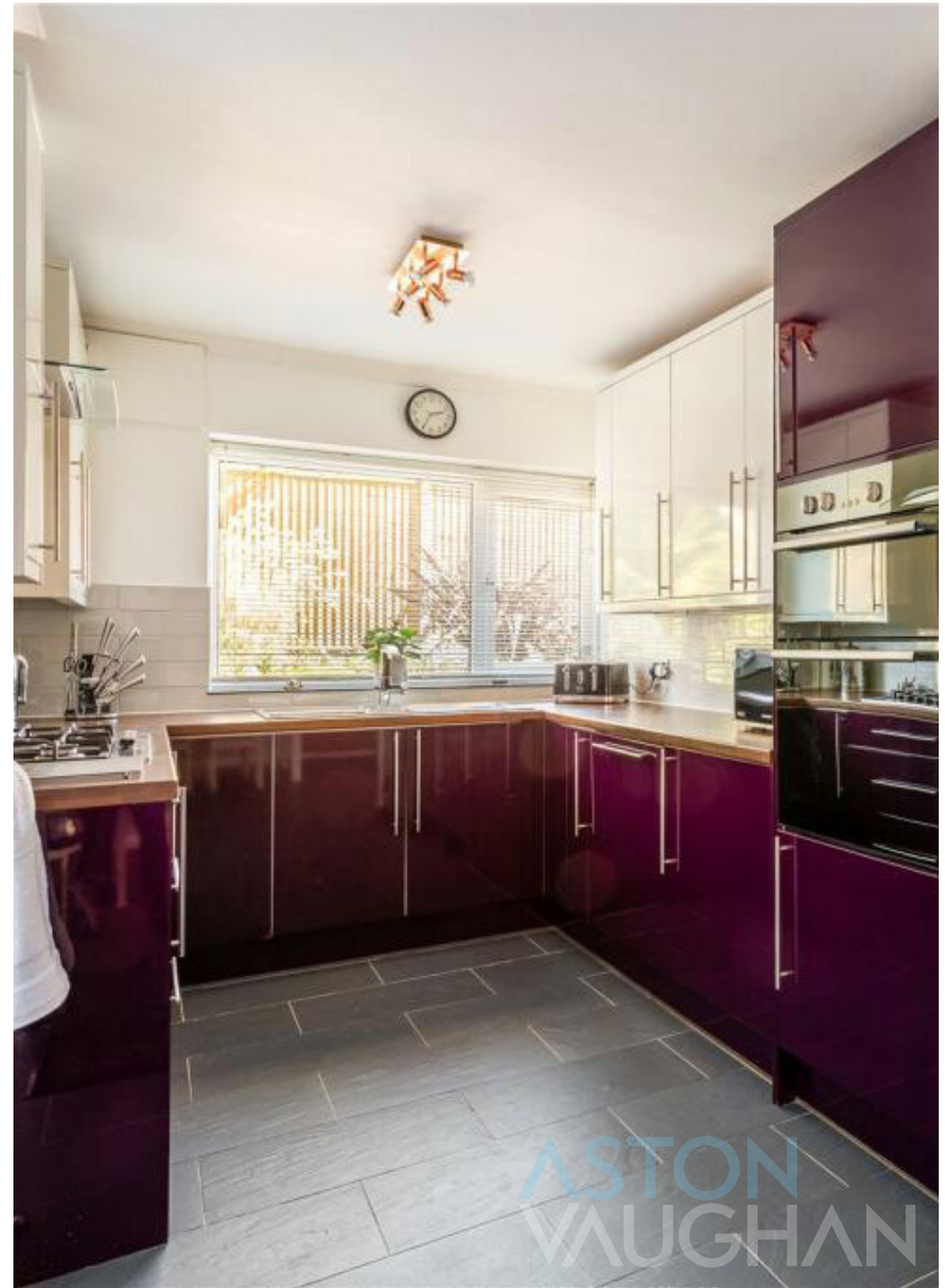




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Stepping inside the house you are greeted into a wide and welcoming entrance hall with a double height, glazed stairwell rising up to the galleried landing bringing natural light down into the space. The entrance to the living room is open to the right, adding to the sense of flow within the house.

Polished wood floors make way for soft grey carpet in the living room which spans the depth of the house with full height glazing almost covering both the east and westerly walls giving direct access to the front and rear gardens. There is ample space for comfortable furnishings for the whole family to cosy up on in the evening, while the formal dining area is adjoining, enjoying a second set of sliding doors to the garden so you can spill outside during summer.





Across the hall, the kitchen becomes a second social or family space with room for a kitchen table for less formal occasions and breakfasts. Another door provides side access for bringing in the weekly food shop or delivery, while three large picture windows fill the space with natural light. At one end, ruby gloss cabinetry provides a wealth of storage solutions above and below wood laminate worktops. Within these, dual ovens are integrated in a tower for easy access, alongside an integrated dishwasher and gas hob, leaving space for an American fridge freezer which may be negotiable with the sale. From here, a door links through to the integrated garage which is ripe for conversion to become a more habitable space – be that for working from home or creating a fifth en suite bedroom on the ground floor – all food for thought, and subject to consents.

From the entrance hall, strengthened glass balustrades topped with oak handrails rise to the first floor where the double height ceiling allows for a contemporary light fitting and tall walls to be adorned with artworks. From here, there are three double bedrooms to include the principal suite and a single bedroom which would also work well as a tranquil home office. The refined interior design continues up here with block neutral tones on the walls to complement dove-grey carpets which will suit all styles of furnishing. They are beautiful rooms with peaceful green views from their double-glazed windows, so you can always ensure a restful night's sleep.

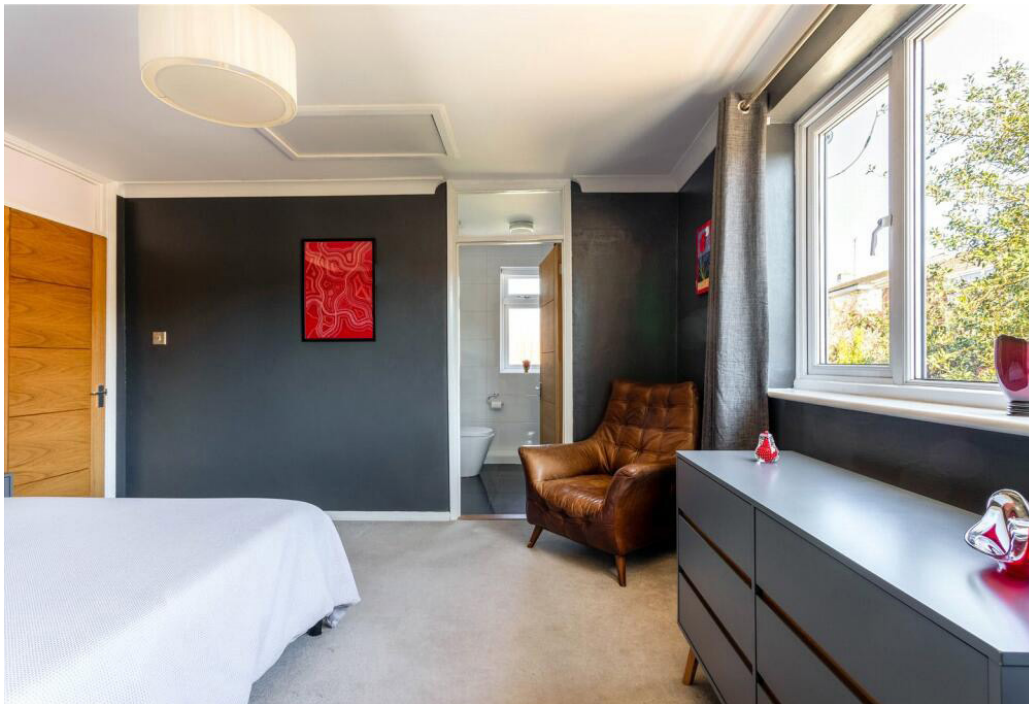
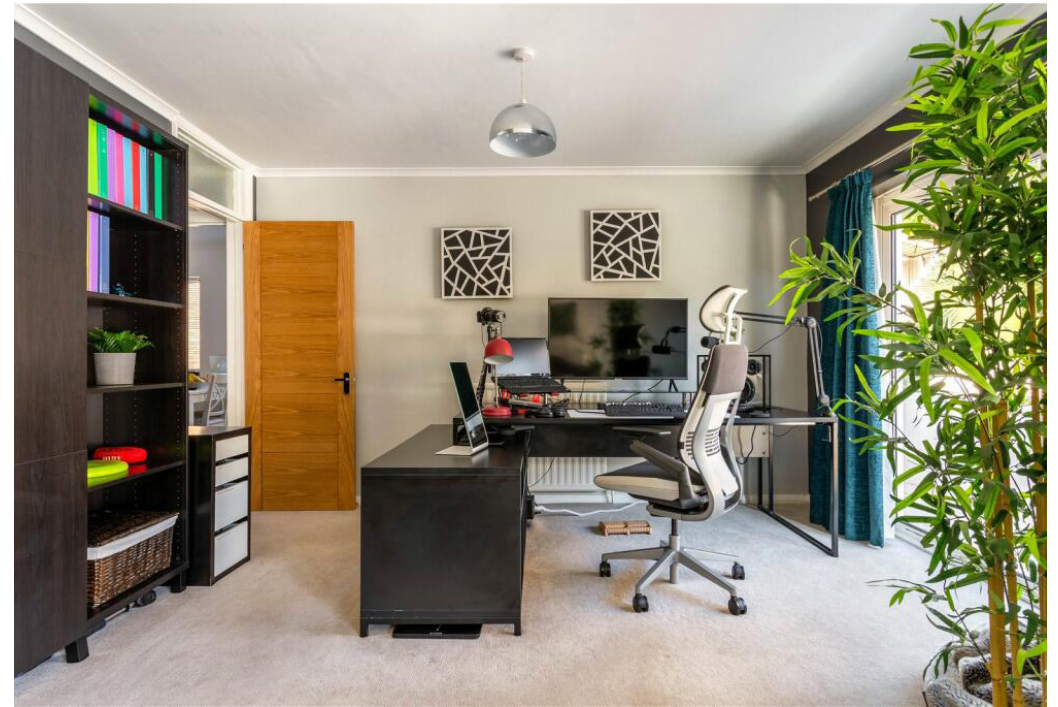
These rooms share use of the family bathroom which has aqua blue wall tiles around the P-shaped bath which has a rainfall shower above it. The principal room also benefits from a wall of built-in mirrored wardrobes and a chic en suite shower room with a monochrome scheme and gleaming wall tiles around a walk-in shower.

Wrapping around the house, the garden is completely secure to the rear with gates to either side allowing for children to play in safety. It is not overlooked as the borders are green and leafy above white rendered walls brings a feel of the Mediterranean to the space. For dining alfresco there is a large patio area and the lawn to the front receives the last of the summer sunshine while also being lovely for children to play as the road is incredibly quiet with no through traffic.



**Vendor's Comments:**

"We have enjoyed renovating the space and have been careful to ensure the best quality fittings and workmanship have been used along the way. We are really pleased to have created a space which feels both homely and luxurious and you cannot beat the location for families or professionals. It is unbelievably peaceful here for somewhere so well-connected to the city, so you really do get the best of both worlds as the countryside and transport links are on your doorstep. The road is really friendly with a great mix of people – so it will be a wrench to leave."



## LOCATION GUIDE

### Good to Know

Shops: Patcham Village 10 min walk, 2 min drive

Parks: Withdean Park & Patcham Peace Garden 5 min walk

Station: Preston Park 13 min on bus, 4 min drive

### Education:

Primary: Westdene Primary or Patcham Infant and Junior Schools

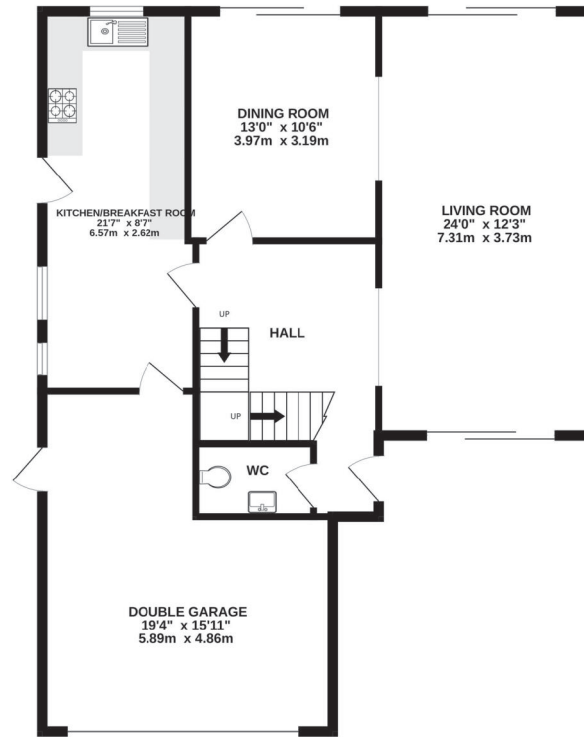
Secondary: Patcham High School

Private: Brighton College

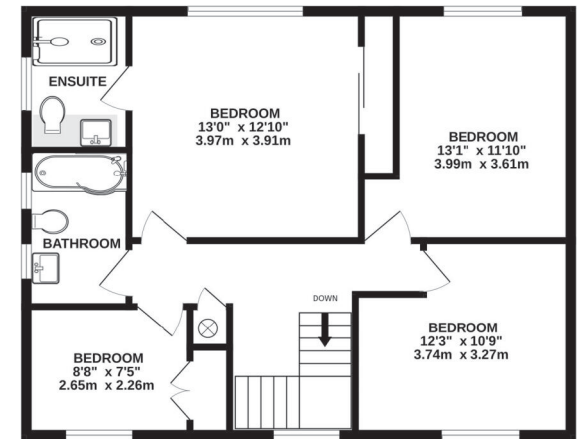
Patcham Village is a quiet residential area with a wonderful sense of community and many local amenities. This makes it popular with families, professionals and commuters alike due to the favoured school catchment and its proximity to Preston Park Station.

This bright, spacious home is in a great location with Patcham's village shops nearby, which includes an award-winning bakery, a Co-op and post office alongside one of the best tandoori restaurants in the city. You are also within a short drive of Brighton beach and the fashionable North Laine, or Hove's restaurant area of Church Road. The green spaces of Preston, Peacock Park and Withdean Park are within easy reach as is Waterhall playing fields (the home of Brighton Rugby Club and an excellent park for dog walking), and the fact that the A23 to London is on the doorstep should make this very appealing to those who need fast access to the Airports and the capital.

GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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